

SUMMARY PAGE

PROJECT DETAILS

Project Name	Stockport Library - Fit Out Options
Project Location	Stockport
Area (GIFA) m2	1,347
Current RIBA Stage	0 - Brief
Estimate Base Date	Q4 2021
Estimated Tender Return	Q3 2022
Estimated Mid-Construction Date	Q4 2022
Project Specifics	Looking at the range of costs for 4 possible fit out options of the existing stockport library

SUMMARY COST

Element	CORONERS COURT			PRIMARY CARE			EDUCATION			COMMUNITY ENTERPRISE			WORK SPACE		
	Cost	Cost/m2	Cost/ft2	Cost	Cost/m2	Cost/ft2	Cost	Cost/m2	Cost/ft2	Cost	Cost/m2	Cost/ft2	Cost	Cost/m2	Cost/ft2
A Main Works	£ 2,404,763	£ 1,784.90	£ 165.82	£ 2,556,090	£ 1,897.22	£ 176.26	£ 2,253,436	£ 1,672.58	£ 155.39	£ 1,950,782	£ 1,447.94	£ 134.52	£ 2,102,109	£ 1,560.26	£ 144.95
> Strip Out	£ 31,790	23.60	2.19	£ 31,790	23.60	2.19	£ 31,790	23.60	2.19	£ 31,790	23.60	2.19	£ 31,790	23.60	2.19
> Fit Out Works - Ground and First	£ 1,751,471	1,300.00	120.77	£ 1,886,199	1,400.00	130.06	£ 1,616,742	1,200.00	111.48	£ 1,347,285	1,000.00	92.90	£ 1,482,014	1,100.00	102.19
> Fit Out Works - Basement	£ 386,035	286.53	26.62	£ 386,035	286.53	26.62	£ 386,035	286.53	26.62	£ 386,035	286.53	26.62	£ 386,035	286.53	26.62
> Preliminaries	8% £ 173,544	128.81	11.97	£ 184,322	136.81	12.71	£ 162,765	120.81	11.22	£ 141,209	104.81	9.74	£ 151,987	112.81	10.48
> Overhead & Profit	4% £ 93,714	69.56	6.46	£ 99,534	73.88	6.86	£ 87,893	65.24	6.06	£ 76,253	56.60	5.26	£ 82,073	60.92	5.66
B Project / Design Team Fees	10% £ 240,476	178.49	16.58	£ 255,609	189.72	17.63	£ 225,344	167.26	15.54	£ 195,078	144.79	13.45	£ 210,211	156.03	14.50
C Other Development / Project Costs	Excluded			Excluded			Excluded			Excluded			Excluded		
D Contingency	8% £ 192,381	142.79	13.27	£ 204,487	151.78	14.10	£ 180,275	133.81	12.43	£ 156,063	115.83	10.76	£ 192,381	142.79	13.27
> Design Development	3% £ 72,143	53.55	4.97	£ 76,683	56.92	5.29	£ 67,603	50.18	4.66	£ 58,523	43.44	4.04	£ 72,143	53.55	4.97
> Construction	3% £ 72,143	53.55	4.97	£ 76,683	56.92	5.29	£ 67,603	50.18	4.66	£ 58,523	43.44	4.04	£ 72,143	53.55	4.97
> Employer Change	1% £ 24,048	17.85	1.66	£ 25,561	18.97	1.76	£ 22,534	16.73	1.55	£ 19,508	14.48	1.35	£ 24,048	17.85	1.66
> Employer Other	1% £ 24,048	17.85	1.66	£ 25,561	18.97	1.76	£ 22,534	16.73	1.55	£ 19,508	14.48	1.35	£ 24,048	17.85	1.66
E Tender Inflation	3% £ 81,625	60.58	5.63	£ 86,761	64.40	5.98	£ 76,488	56.77	5.27	£ 66,215	49.15	4.57	£ 72,113	53.52	4.97
F Construction Inflation	1% £ 22,078	16.39	1.52	£ 23,467	17.42	1.62	£ 20,688	15.36	1.43	£ 17,910	13.29	1.23	£ 19,505	14.48	1.34
Estimate Final Cost	£ 2,941,322	£ 2,183	£ 203	£ 3,126,414	£ 2,321	£ 216	£ 2,756,231	£ 2,046	£ 190	£ 2,386,047	£ 1,771	£ 165	£ 2,596,318	£ 1,927	£ 179

Notes & exclusions (GENERALLY)

- Costs are indicative only
- Costs are exclusive of VAT
- Based on indicative measures taken on site
- Costs exclude any structural works
- Costs exclude any CAT A works
- Costs exclude any external works
- Basement to be used for storage only
- Costs exclude planning fees
- Costs exclude finance & marketing
- Costs exclude maintenance costs
- Exclude surveys
- Exclude removal of hazardous materials
- Exclude legal fees
- Exclude specialist machinery and plant
- Based on Programme dates above
- Exclude works to incoming supplies

Inclusions / Exclusions

Includes an allowance for security; security gates
Includes an allowance for bespoke furniture
Solid walls (no glazing)
Lots of individual rooms
HVAC

Inclusions / Exclusions

Includes an allowance for IT
Includes an allowance for bespoke furniture
Solid walls (no glazing)
Lots of individual rooms
Excludes specialist plant
Includes access control
Includes an allowance for data points (eg booking systems)
HVAC

Inclusions / Exclusions

Includes an allowance for AV & IT
Includes an allowance for FF&E
Includes an allowance for AV
Includes access control
Excludes AC

Inclusions / Exclusions

Excludes FF&E
Large, open plan rooms
Minimal glazing
Excludes access control
Excludes AC

Inclusions / Exclusions

Includes an allowance for Landlord FF&E
Includes an allowance for minimal landlord AV & IT
Predominantly open plan desking; meeting rooms around external wall
Includes RAF
Includes HVAC